



## THE CITY OF REDMOND Residential Deck Submittal Requirements

The following minimum information is required for your Residential Deck Building Permit Application.

### A. FEES DUE AT TIME OF PERMIT APPLICATION

The following non-refundable fees will be collected at the time of application for all residential projects. Please refer to the sheet, Residential Building Permit Fees for additional information.

1. Building Plan Check Fee
2. 3% Technology Surcharge Based on Total Permit Cost

### B. CODES

The following codes apply to Residential Decks:

#### National Codes

1. 2003 International Residential Code (IRC)
2. 2003 International Building Code (IBC)

#### Washington State Amendments

1. WAC 51-50 Washington State Building Code (IBC)
2. WAC 51-51 Washington State Building Code (IRC)

#### Redmond Local Amendments and Regulations

1. Redmond Municipal Code Title 15 Buildings and Construction  
Chapter 15.08 - Building Code
2. Redmond Community Development Guide

### C. CITY OF REDMOND DESIGN REQUIREMENTS

**IRC Table R301.2(1)**

Ground Snow Load	Wind Speed	Seismic Design	Subject to Damage From				Winter Design Temp	Ice Shield Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
			Weathering	Frost line depth	Termite	Decay					
15	85	D2	Moderate	12"	Slight to Moderate	Slight to Moderate	27° F	No	1979 FIRM	113	52° F

A Geo-Technical Report may be required for residential construction on steep or difficult lots.

### D. PLANS AND DRAWINGS

**Submit two (2) complete sets of drawings and plans.** Drawings and plans must be submitted on minimum 18"x24", or maximum 30"x42" paper. All sheets are to be the same size and sequentially labeled. Plans are required to be clearly legible, with scaled dimensions, in indelible ink, blue line, or other professional media. Plans will not be accepted that are marked preliminary or not for construction, that have red lines, cut and paste details or those that have been altered after the design professional has signed the plans. **REVERSE PLANS WILL NOT BE ACCEPTED.**

# DETAILED SUBMITTAL REQUIREMENTS

Mark each box to designate that the information has been provided.  
Please submit this checklist as part of your submittal documents.

## A. ☐ SITE PLAN – REQUIRED WITH ALL SUBMITTALS

1. Three (3) complete sets of plans on 8.5"x11" paper which reflect all of the information noted in the Site Improvement and Drainage Plan Requirements for Residential Construction.

## B. ☐ FOOTING PLAN (Minimum 1/4" Scale)

1. Show location of new footings with section cuts and dimensions.
2. Show spacing of anchor bolts, location, and type of holddown fasteners to the foundation (per registered design professional, if required).

## C. ☐ DECK FRAMING PLAN (Minimum 1/4" Scale)

1. Show new deck footprint location at existing house, with necessary structural details and attachment to the house.
2. Call out materials to be used for deck framing.
3. Framing details to include solid blocking, joist span, joist hanger identification, knee brace requirements, etc.
4. Provide post to beam connection specifications and ledger attachment details.
5. Provide dimensions for stairs, with details showing rise, run, handrails and guardrails where required.

## D. ☐ ELEVATIONS AND DETAILS

1. Provide the height above finish grade for the deck floor at each corner.
2. Provide details of all connections, from foundation to walls, pier to post, post to beams and rafters or trusses to walls.

I certify that the above checked items are included as part of the application.

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**Applicant or Representative**

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**Date**



## **SITE IMPROVEMENT AND DRAINAGE PLAN REQUIREMENTS FOR RESIDENTIAL CONSTRUCTION Public Works Construction Engineering**

The applicant shall submit two (2) copies of a Site Improvement and Drainage Plan on 8½" x 11" paper showing **ALL** of the following (see attached example):

### **General:**

- ◆ Name, address and phone number of owner and/or contact person.
- ◆ North arrow, 1" = 20' scale, date, lot number and plat, address and street name fronting proposed structure.
- ◆ Location and finished floor elevation of all proposed structure(s) and any existing structure(s) on the site in relation to lot lines and corners.
- ◆ All trees 6" diameter (DBH) or greater are to be specifically plotted in relationship to property corners – include size, species and intention to save or remove. Provide the drip line of trees to be saved.
- ◆ Any sidewalk fronting the property and whether or not the street is improved or unimproved. Indicate whether the driveway apron will be modified, relocated or repaired.
- ◆ Proposed elevation contours (2' interval) on the subject property along with existing contours or spot elevations. Indicate any slopes greater than two (2) feet horizontal to one (1) foot vertical.
- ◆ Provide location of silt fence.
- ◆ Indicate any proposed rockery and/or retaining wall construction including associated drainage.
- ◆ Note any existing walls or rockeries along with finished floor elevations or grades on adjacent lots.

### **Water/Sewer:**

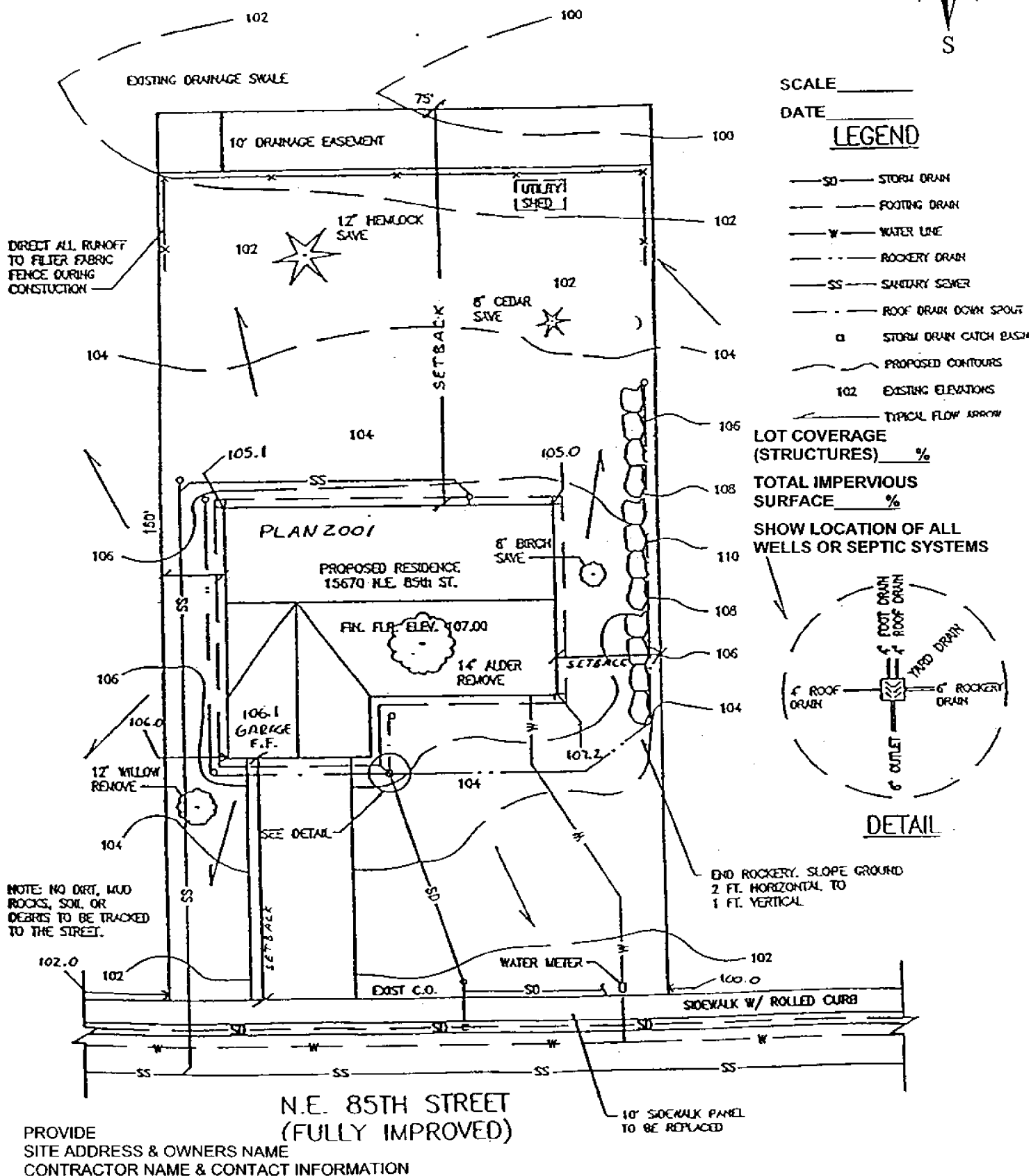
- ◆ The location and dimensions of any existing utility easements (sewer, water, etc), either public or private.
- ◆ The proposed location of the sanitary sewer line including cleanout(s) and the proposed location of the water line along with the proposed connection points to the City's systems.

### **Stormwater:**

- ◆ Location and size of all wetlands, streams or drainage channels located within 25 feet of the site, which may involve or affect drainage of the site to be developed. Indicate swales, dips and pipes and provide a cross-section of the areas. If culvert pipes are proposed, indicate size, type and inlet/outlet information.
- ◆ Indicate proposed location of foundation and roof drains along with appropriate cleanouts.
- ◆ Indicate direction and location of surface water runoff entering the site from adjacent properties.

After review of this plan, a list of site-specific requirements will be issued.

***A temporary erosion/sedimentation plan may be required in addition to this plan.***





## CITY OF REDMOND

### Permit Center

15670 NE 85th Street  
Redmond, WA 98052  
(425) 556-2473  
www.redmond.gov

## FOR STAFF USE ONLY

Development #: \_\_\_\_\_ Date: \_\_\_\_\_

Project #: \_\_\_\_\_ App Expires: \_\_\_\_\_

Permit #: \_\_\_\_\_ Accepted by: \_\_\_\_\_

Type: \_\_\_\_\_ Payment method: \_\_\_\_\_

# Residential Permit Application

*Application and plans must be complete in order to be accepted for plan review.*

<b>Project Name/Tenant:</b>		<b>*Value of Construction:</b>
<b>Site Address:</b>		<b>Tax Parcel Number:</b>
General Location:		Lot Number:
<b>Contact Person:</b>		Phone:
Mailing Address:	City State/Zip:	Fax #:
Firm or Company Name:		E-Mail Address:
<b>Contractor:</b>		Phone:
Mailing Address:	City State/Zip:	Fax #:
State Contractor's License #:	Expiration Date:	City of Redmond Business License #:
<b>Design Professional:</b>		Phone:
Mailing Address:	City State/Zip:	Fax #:
Firm or Company Name:		E-Mail Address:
<b>Property Owner:</b>		Phone:
Mailing Address:	City State/Zip:	Fax #:
<b>Lender Name:</b>		Phone:
Mailing Address:	City State/Zip:	Fax #:
<b>Description of work to be done (Please be specific):</b> _____ _____ _____ _____		
<b>Type of work:</b>	<input type="checkbox"/> New Residence <input type="checkbox"/> Other _____ <input type="checkbox"/> New Residential Accessory Structure <input type="checkbox"/> Addition <input type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Interior Remodel <input type="checkbox"/> Deck(s) or Porch(es) <input type="checkbox"/> Covered <input type="checkbox"/> Uncovered	
<b>Type of Construction:</b>	<input type="checkbox"/> V-B <input type="checkbox"/> Other _____ <input type="checkbox"/> One-Family Dwelling <input type="checkbox"/> Two-Family Dwelling <input type="checkbox"/> Accessory _____ # of Dwelling units <input type="checkbox"/> IRC Townhome <input type="checkbox"/> IRC Townhome Accessory	

<b>Existing Square Footage (if any):</b>		
_____ sq. ft. Dwelling	_____ sq. ft. Garage/Carport	
_____ sq. ft. Accessory Structure	_____ sq. ft. Covered Deck/Porch	_____ sq. ft. Uncovered Deck/Porch
<b>New or Additional Square Footage (if any):</b>		
_____ sq. ft. Dwelling	_____ sq. ft. Garage/Carport	
_____ sq. ft. Accessory Structure	_____ sq. ft. Covered Deck/Porch	_____ sq. ft. Uncovered Deck/Porch
<b>Total Square Footage:</b>		
_____ sq. ft. Dwelling	_____ sq. ft. Garage/Carport	
_____ sq. ft. Accessory Structure	_____ sq. ft. Covered Deck/Porch	_____ sq. ft. Uncovered Deck/Porch
<b>Remodel Square Footage:</b>		
_____ sq. ft. Dwelling	_____ sq. ft. Garage/Carport	
_____ sq. ft. Accessory Structure	_____ sq. ft. Covered Deck/Porch	_____ sq. ft. Uncovered Deck/Porch
<b>Lot Coverage:</b>		
Proposed Lot Coverage of Structures _____%	Proposed Impervious Surface Area _____%	
<b>Planning Department Information: (If Yes - Describe Below)</b>		
1. Exterior Modifications to Building? <input type="checkbox"/> Yes	5. Tree Removal Proposed? <input type="checkbox"/> Yes	
2. Change of Land Use? (RCDG) <input type="checkbox"/> Yes	6. Mechanical Equipment Proposed? <input type="checkbox"/> Yes	
3. Sensitive Areas On or Near Site? <input type="checkbox"/> Yes	7. Additional Building Square Footage Proposed? <input type="checkbox"/> Yes	
4. Is Permit a PRD / MPRD / PCD / MPCD? <input type="checkbox"/> Yes	8. In-Ground Pool? (Provide Water Capacity) <input type="checkbox"/> Yes	
<b>Item # &amp; Description:</b> _____		
_____		
<b>Water and Waste Utilities:</b> Is this site served by: <input type="checkbox"/> City Sewer <input type="checkbox"/> Septic System* <input type="checkbox"/> Well*		
*King County Health Dept. approval is required for all septic or well systems prior to application for a Building Permit. Phone 206-296-4932 for additional information.		
<b>Accessory Dwelling Unit?</b> <input type="checkbox"/> Yes <span style="margin-left: 100px;">If Yes Provide: Lot area (sq. ft.): _____</span>		
Floor area of principal dwelling (sq. ft.): _____ Floor area of accessory dwelling (sq. ft.): _____		
<b>Provide documentation that shows:</b>		
<input type="checkbox"/> The principal owner lives in one of the dwellings as his or her primary residence.		
<input type="checkbox"/> Planning Department ADU File # _____		
<b>Fire Sprinkler System Required</b> <input type="checkbox"/> Yes <input type="checkbox"/> No		
Modular Home <input type="checkbox"/> Manufactured Home <input type="checkbox"/> Fixed Foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No		

**\*Value of Construction** – The value of construction shall include the prevailing fair market value of all labor, materials and equipment, whether actually paid or not, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, automatic sprinkler systems, other mechanical systems and other permanent work or permanent equipment, not including furnishings. As specified in R108.3.

**Expiration of Plan Review** - Applications for which no permit is issued within 180 days following the date of application shall expire and all fees paid shall be forfeited. Upon written request of the applicant, the Building Official may grant a 180-day extension to the Plan Review time as specified in Section R105.3.2 of the International Residential Code. No application shall be extended for a period of more than 180 days.

**Building Owner or Authorized Agent:**

**Signature:** \_\_\_\_\_ **Print Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Please visit our web site at: <http://www.redmond.gov/insidcityhall/planning/planning.asp>



## RESIDENTIAL BUILDING PERMIT FEES EFFECTIVE JULY 1, 2004

UBC TABLE 1-A <sup>1</sup>	
TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.00 and up	\$5608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

- 1) **Determining Building Valuation:** The final determination of building valuation shall be made by the Building Official.
  - a) **For New Construction or Increases in Square Footage:** The value used in computing fees, based on UBC Table 1-A adopted by Resolution No. 1189, is determined on the basis of the valuation per square foot using the Building Valuation Data. Determination of the project square footage is based on gross area, defined below.
  - b) **For Remodel or Alteration:** The value used in computing fees, based on UBC Table 1-A, is determined on the basis of the estimated current value of all labor and materials, whether actually paid or not, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, automatic sprinkler systems, other mechanical systems and other permanent work or permanent equipment but not including furnishings.
- 2) **Gross Area:** The gross area, used in conjunction with the ICBO building valuation and other data to determine the valuation of a building project, means the total area of all floors, measured from the exterior face, outside dimensions or exterior column line of a building, including basements, cellars and balconies, but not including unexcavated areas. Where walls and columns are omitted in the construction of a building, such as an open shed or marquee, the exterior wall of the open side or sides, for the purpose of calculating gross area, will be the edge of the roof, including gutters.
- 3) **Plan Check Fee Deposit:** The Building and Energy Plan Check fees are due in full at the time of application and are non-refundable.
- 4) **Electrical, Mechanical and Plumbing Permits:** Electrical, Mechanical and Plumbing permits are issued separately from the building permit. For information on these permits, see the individual applications and fee schedules.

<sup>1</sup> UBC Table 1-A is part of the *Uniform Building Code*™ Copyright 1997  
Published by the International Conference of Building Officials

<b>NEW SINGLE-FAMILY CONSTRUCTION OR ADDITIONS</b>	<b>VALUATION PER SQUARE FOOT</b>
Wood Frame Dwelling	\$101.60
Masonry dwelling	\$106.60
Wood Garage	\$26.70
Deck - Uncovered	\$18.20
Deck - Covered	\$26.70
Shed	\$26.70
Carport	\$18.20
Unfinished Basement	\$19.40
Semi-finished Basement	\$25.50

Valuation information is from Building Valuation Data.

<b>#</b>	<b>ITEM</b>	<b>FEE</b>
1	Building Permit Fee*	100% of the 1997 Uniform Building Code Table 1-A
2	Building Plan Check Fee*	65% of the 1997 Uniform Building Code Table 1-A
3	Energy Code Fee*	\$67.37 for New Dwellings \$50.53 for Remodels, Alterations or Additions
4	State Building Code Fee	\$4.50
5	Capital Facilities Charge (New Construction or Additions Only)	DETERMINED BY PUBLIC WORKS STORMWATER DIVISION
6	Impact Fees (New Construction or Additions Only)	Fire \$94.00 Parks \$1611.00 Transportation: See land use chart-Range is \$886.95 to \$3590.54

<b>OTHER INSPECTIONS AND FEES</b>	
Inspections outside of normal business hours (minimum charge-two hours)	\$119.03 per hour
Reinspection fees	\$104.15 per assessment
Inspections for which no fee is specifically indicated (minimum charge-two hours)	\$104.15 per hour
Additional plan review required by changes, additions or revisions to plans (minimum charge-two hours)	\$104.15 per hour*
Additional plan review required by Deferred Submittals (minimum charge-two hours)	\$104.15 per hour*
For use of outside consultants for plan checking* and inspections, or both	Actual costs <sup>2</sup>

**\*A 3% Technology Surcharge is applied as authorized by City Ordinance # 2090, and extended by Resolution # 1162 on December 3, 2002.**

<sup>2</sup> Actual costs include administrative and overhead costs.





## **CONTRACTOR LICENSE REQUIREMENTS**

### **City of Redmond Permit Information**

Under State law, the City is obligated to provide written notification to all homeowners regarding the contractor registration requirements set forth in RCW Chapter 18.27 and to advise homeowners of the risks associated with using an unregistered contractor.

Any contractor conducting business in the City of Redmond must be licensed by the State of Washington Department of Labor and Industries.

The following are excerpts from Title 18 of the RCW, Section 18.27.010 concerning the definition of "contractors", Section 18.27.140, the purpose of contractor registration, Section 18.27.200, regarding registration violations, and Section 18.27.110 concerning verification of registration for building permits.

#### **18.27.010 Definitions**

A "contractor" is:

Any person, firm or corporation who or which, in the pursuit of an independent business undertakes to, or offers to undertake, or submits a bid to, construct, alter, repair, add to, subtract from, improve, move, wreck or demolish, for another, any building, highway, road, railroad, excavation or other structure, project, development, or improvement attached to real estate or to do any part thereof including the installation of carpeting or other floor covering, the erection of scaffolding or other structures or works in connection therewith or who installs or repairs roofing or siding; or, who, to do similar work upon his or her own property, employs members of more than one trade upon a single job or project or under a single building permit except as otherwise provided herein. "Contractor" includes any person, firm, or corporation covered by this subsection, whether or not registered as required under this RCW Chapter 18.27.

#### **18.27.140 Purpose.**

It is the purpose of this chapter to afford protection to the public including all persons, firms, and corporations furnishing labor, materials, or equipment to a contractor from unreliable, fraudulent, financially irresponsible, or incompetent contractors.

#### **18.27. 200 Violation -- Infraction.**

1. It is a violation of this chapter and an infraction for any contractor to:
  - a) Advertise, offer to do work, submit a bid, or perform any work as a contractor without being registered as required by this chapter;
  - b) Advertise, offer to do work, submit a bid, or perform any work as a contractor when the contractor's registration is suspended or revoked; or
  - c) Transfer a valid registration to an unregistered contractor or allow an unregistered contractor to work under a registration issued to another contractor.
2. Each day that a contractor works without being registered as required by this chapter, works while the contractor's registration is suspended or revoked, or works under a registration issued to another contractor is a separate infraction. Each worksite at which a contractor works without being registered as required by this chapter, works while the contractor's registration is suspended or revoked, or works under a registration issued to another contractor is a separate infraction.

## **18.27.110 Building Permits - Verification of registration required - Responsibilities of issuing entity - Penalties**

1. No city, town or county shall issue a construction building permit for work which is to be done by any contractor required to be registered under this chapter without verification that such contractor is currently registered as required by law. When such verification is made, nothing contained in this section is intended to be, nor shall be construed to create, or form the basis for any liability under this chapter on the part of any city, town or county, or its officers, employees or agents. However, failure to verify the contractor registration number results in liability to the city, town or county to a penalty to be imposed according to RCW18.27.100(7)(a).
2. At the time of issuing the building permit, all cities, towns or counties are responsible for:
  - a) Printing the contractor registration number on the building permit; and
  - b) Provided a written notice to the building permit applicant informing them of contractor registration laws and the potential risk and monetary liability to the homeowner for using an unregistered contractor.
3. If a building permit is obtained by an applicant or contractor who falsifies information to obtain an exemption provided under RCW 18.27.090, the building permit shall be forfeited.

There are a number of risks associated with using an unregistered contractor. First, a property owner that uses an unlicensed contractor will not be protected by the contractor's bond required by RCW 18.27.040. The \$12,000 general contractor and the \$6,000 specialty contractor bonds are designed to: (1) pay persons performing labor for the contractor, including employee benefits; (2) pay all taxes and contributions due to the State of Washington; (3) pay all persons furnishing labor or material or renting or supplying equipment to the contractor; and (4) pay all amounts that may be adjudged against the contractor by reason of breach of contract including negligent or improper work in the conduct of the contracting business. Second, the property owner's construction project may be delayed due to enforcement actions of the Department of Labor and Industries or the City of Redmond caused by use of an unregistered contractor. There may be other risks associated with use of unregistered contractors.

For additional contractor licensing information, please contact the State of Washington Department of Labor and Industries at 1-800-647-0982 or visit their web site at <http://www.lni.wa.gov/>.

**I have read and have been provided with a copy of this Contractor Registration information.**

\_\_\_\_\_  
Owner / Agent Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Please Print Signatory Name